

Document # 4643³

MEMORANDUM

JULY 25, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: STEPHEN COYLE, DIRECTOR

SUBJECT: IMPLEMENTING MAYOR'S EXECUTIVE ORDER

On July 12th, the Mayor signed an Executive Order extending the Boston construction job priority to any new privately financed construction projects, including substantial rehabilitation encompassing all office, hotel, retail, institutional or unsubsidized residential development. The Executive Order requires that all such developers submit a Boston Residents Construction Employment Plan to the Authority which sets forth in detail the developer's plans to ensure that on a craft by craft basis, the following Boston Residents Construction Employment Standards are met:

- (1) at least 50 percent of the total employee work-hours in each trade shall be by bona fide Boston residents;
- (2) at least 25 percent of the total employee work-hours in each trade shall be by minorities; and
- (3) at least 10 percent of the total employee work-hours in each trade shall be by women.

The adoption of the Executive Order as set forth by the Mayor will have great impact on the number of city residents, women and minorities hired as a result of privately funded development.

Mayor Flynn in urging that the Boston Redevelopment Authority adopt the standards contained in the Executive Order indicated that, "This extension of the Boston Resident Job Policy is one key component of our strategy for ensuring that the benefits of economic growth are shared with the residents of Boston."

An appropriate vote follows:

VOTED: That the standards contained in the Mayor's Executive Order dated July 12, 1985, be and hereby are adopted as policy of the Authority and that the staff is instructed to incorporate said requirements in all applicable Land Disposition Agreements and Development Impact Agreements and in any other agreements that the Director deems appropriate.

Attachment



CITY OF BOSTON • MASSACHUSETTS

OFFICE OF THE MAYOR
RAYMOND L. FLYNN

EXECUTIVE ORDER

EXTENDING THE BOSTON RESIDENTS JOB POLICY

WHEREAS there is a need to ensure that Boston residents receive maximum benefits from the growing private economy of their city, involving the economic resurgency encompassing office, hotel, retail, institutional and unsubsidized residential development;

WHEREAS there is a high rate of unemployment in the City of Boston, among both white and minority residents;

WHEREAS Black, Hispanic, Asian and Native American residents of the City of Boston, as well as female residents have historically been systematically excluded from the construction trades and unions in the City of Boston and such exclusion can and does exacerbate racial and gender tensions as a result of the competition for scarce construction jobs;

WHEREAS the effect of this high level of unemployment has a serious, substantial and deleterious effect for all the neighborhoods of the City of Boston, resulting in the physical deterioration of neighborhoods, vandalism, and crime;

WHEREAS procedures have been outlined to establish a balance between new large scale real estate developments and the needs of low and moderate income residents of the City of Boston, which procedures provide for the establishment of a Development Impact Project Plan and the execution of a Development Impact Agreement to ensure that developments which afford this opportunity for growth also provide a linkage payment for the production of low and moderate income housing in the city's neighborhoods;

WHEREAS in addition to the foregoing, it is appropriate for the City to ensure that each major private development which encompasses office, hotel, retail, institutional or unsubsidized residential development, has a Boston Residents Construction Employment Plan to ensure employment for Boston residents, minorities and women;

THEREFORE, I do hereby order that the following policy shall take effect as of July 12, 1985:

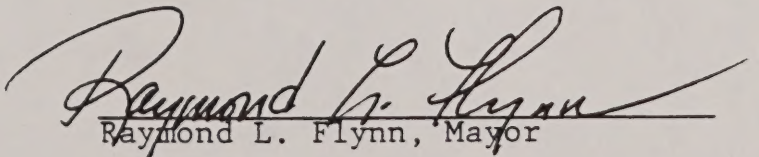
On any new private project or substantial rehabilitation project encompassing office, hotel, retail, institutional or unsubsidized residential development, to which there is a requirement of a Development Impact Project Plan, and to which a Building Permit has not already been issued, that there also be the requirement that the developer submit a Boston Residents Construction Employment Plan to the Boston Redevelopment Authority, which plan shall set forth in detail the developer's

plans to ensure that on a craft by craft basis, the following Boston Residents Construction Employment Standards are met:

- (1) at least 50 percent of the total employee workhours in each trade shall be by bona fide Boston residents;
- (2) at least 25 percent of the total employee workhours in each trade shall be by minorities; and
- (3) at least 10 percent of the total employee workhours in each trade shall be by women.

That plan shall further contain provisions for monitoring, compliance, and sanctions. The Commissioner of Inspectional Services shall not issue any building or use permit with respect to any building, structure, or land which requires a Development Impact Project Plan unless the Director of the Boston Redevelopment Authority has certified on the application for a building or use permit and on each Development Impact Project Plan that the project is consistent with the Boston Redevelopment Authority approved Boston Residents Construction Employment Standards as specified above for said project.

Date: July 12, 1985


Raymond L. Flynn, Mayor